



# The Crescent Burntwood

**Lovett** & Co.  
estate agents



Lovett & Co. Estate Agents are delighted to present this spacious three-bedroom semi-detached family home, offered with NO ONWARD CHAIN.

Occupying a generous plot, the property boasts a large private rear garden with a patio and lawn—perfect for families and entertaining. To the front is a driveway with ample parking.

Inside, the home features an entrance hallway, a good sized front lounge, and a substantial extended open plan living space with fitted kitchen, dining and sitting areas. A side hallway provides access to a guest WC and an adjoining garage. Upstairs, you'll find three well-proportioned bedrooms, one of which has been extended and consists of two rooms. There is also a new modern fitted family bathroom (2021), and a part boarded loft space for extra storage.

Additional benefits include UPVC double glazing, new boiler 2023 and new flooring in the lounge (2023). The property has been freshly decorated throughout.

The property is well placed to take full advantage of local shopping facilities available at Swan Island and along the Chasetown high street, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network.

#### **RECEPTION HALL:**

UPVC door, laminate flooring, ceiling light point, radiator, stairs to first floor and door to the lounge.

#### **LOUNGE:**

4.37m x 3.88m

Laminate flooring, wooden wall panelling, ceiling light point, radiator, window to the front and door to the kitchen.





### **OPEN PLAN LIVING AREA**

5.18m x 5.85m

Laminate flooring, ceiling light point, French doors to the rear garden, open plan to kitchen area, opening to small vestibule with doors to w/c and garage.

### **KITCHEN:**

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, freestanding dishwasher, space for white goods and plumbing for washing machine, wall tiling, laminate flooring, recessed spot lights, window to the rear.

### **GUEST WC:**

Low level WC, ceiling light, radiator, laminate flooring and window to the side.

### **ADJOINING GARAGE:**

Low level WC, ceiling light, radiator, laminate flooring and window to the side.

### **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, window to the side, doors off to three bedrooms, family bathroom and loft access hatch.

### **BEDROOM ONE:**

3.55m x 3.00m

Built in wardrobe, radiator, ceiling light point and window to front.

### **BEDROOM TWO FRONT:**

2.74m x 2.76m

Ceiling light point, radiator, window to side and opening to rear part of bedroom.

### **BEDROOM TWO REAR:**

2.49m x 3.53m

Laminate flooring, ceiling light point, radiator, window to rear..

### **BEDROOM THREE:**

2.51m x 3.42m

Laminate flooring, ceiling light point, radiator and window to the rear.



### **FAMILY BATHROOM:**

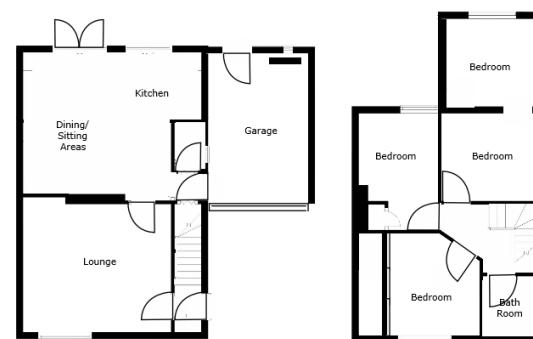
White suite comprising: bath with shower over, and screen, pedestal wash hand basin, low level W/C, wall tiling, laminate flooring, ceiling spot lights, heated towel rail and window to the side.

### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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